



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

HISTORIC PRESERVATION COMMISSION

ALTERATION TO A HISTORIC PROPERTY STAFF REPORT

Site: 137 Highland Avenue Samuel Gaut House c. 1848
Case: HPC 2016.082 Single Building Local Historic District

Applicant Name: Brendan Hopkins, Condo Owner for 137 Highland Avenue Condominium, Owner
Applicant Address: 137 Highland Avenue, Somerville, MA

Date of Application: October 17, 2016
Legal Notice: *Replace windows.*

Staff Recommendation: Denial.
Date of Public Hearing: November 15, 2016

Historic and Architectural Significance

See attached survey form.

Existing Conditions

The wood-framed building is in good condition. Some of the windows have been replaced without a Certificate of Appropriateness from the HPC on the upper floors. The Applicant has stated that the windows are in poor condition and would like to replace them with windows that work. See attached photos of the meeting rails of some of the windows. Other members of the Condominium Association also complain of the drafts.

Proposed Work and Recommendations

The Applicant would like to replace the original wood windows with Pella® Architect Series ® windows to match the existing configuration.



1. Proposal of Alteration:

1. Remove existing original wood windows.
2. Pella® Architect Series ® windows to match the existing configuration.

See the final pages for details and photos.

II. FINDINGS

1. Prior Certificates Issued/Proposed:

C/NA	2001	David Rose, 137 Highland	Repair existing asphalt shingle roof with in-kind material.
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LLC

C/NA 2009.006 Kathleen Repair and replace wood fascia and gutters in-kind.
 Hurley, 137
 Highland LLC

1. *Precedence:*

- *Are there similar properties / proposals?*
 1. Remove existing original wood windows.
 2. Pella® Architect Series ® windows to match the existing configuration.

No cases of the removal of the original wood windows and their replacement with insulated glass where they are visible from the public right of way have been reviewed by the HPC. Several cases of repairs have received Certificates of Non-Applicability. Historic windows were constructed in such a way that individual components could be replaced when necessary. <http://www.oldhousejournal.com/npsbriefs2/brief09.shtml>. Pella® windows have been used in several instances to replace replacement windows or were not visible from the public right of way.

2. *Considerations:*

- *What is the visibility of the proposal?*

The windows are visible from Highland Avenue and Sycamore Street.

- *What are the Existing Conditions of the building / parcel?*

The photos submitted show that the meeting rails on some of the lower sash show signs of rot and need to be replaced.

- *Is the proposal more appropriate than the existing conditions?*

No. It does not meet guidelines.

- *Is the proposal more in-keeping with the age, purpose, style and construction of the building?*

No, the proposed windows do not have the same muntin style and proportions of the original windows. The proposed windows will be double paned and have a flatter and wider muntin with a slightly curved putty mold.

- *Does the proposal coincide with the General Approach set forth in the Design Guidelines?*

GENERAL APPROACH

The primary purpose of Somerville's Preservation Ordinance is to encourage preservation and high design standards in Somerville's Historic Districts, in order to safeguard the City's architectural heritage. The following guidelines ensure that rehabilitation efforts, alterations, and new construction all respect the design fabric of the districts and do not adversely effect their present architectural integrity.

- A. *The design approach to each property should begin with the premise that the features of historic and architectural significance described in the Study Committee report must be preserved. In general, this tends to minimize the exterior alterations that will be allowed.*
- C. *Whenever possible, deteriorated material or architectural features should be repaired rather than replaced or removed.*
- D. *When replacement of architectural features is necessary, it should be based on physical or documentary evidence of the original or later important features.*

- E. *Whenever possible, new materials should match the material being replaced with respect to their physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is discouraged.*
- F. *The Commission will give design review priority to those portions of the property which are visible from public ways or those portions which it can be reasonably inferred may be visible in the future.*

The windows are visible from the public right of way. The proposal does not include repair in-kind. The replacement will not match the original windows exactly but will be an approximation..

C. Windows and Doors

1. *Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.*
2. *Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence*

The window openings will not be altered. The original materials will not be retained or replicated. This should only be considered as a last resort if the fabric of the window is deteriorated beyond repair. Photo-documentation of the condition of several windows without reference as to where they are located on the building has been received. At the time of writing the Staff Report (11/8/2016), It appears that neither the condominium association nor the applicant have spoken with any window repair professionals. The proposed windows will be constructed of primed wood of unknown type which may not be as durable as the old growth. The windows will have double glazing and low-E coating

III. RECOMMENDATIONS

The Staff recommendation is based on a complete application and supporting materials, as submitted by the Applicant, and an analysis of the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features

of buildings and structures in the area, in accordance with the required findings that are considered by the Somerville

Historic District Ordinance for a Historic District Certificate. This report may be revised or updated with new a recommendation or findings based upon additional information provided to Staff or through more in depth research conducted during the public hearing process.

Staff determines that the alteration for which an application for a Historic Certificate has been filed is **not appropriate for and compatible** with the preservation and protection of the Samuel Gaut House Local Historic District; and would cause substantial detriment or derogation to the District therefore **Staff recommends that the Historic Preservation Commission deny a Certificate of Appropriateness** to remove the original windows.

A **Certificate of Non-Applicability** may be issued for the repair of the original windows and the installation of new storm windows.







Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SMV.38
Historic Name:	Gaut, Samuel House
Common Name:	
Address:	137 Highland Ave
City/Town:	Somerville
Village/Neighborhood:	Central Hill
Local No:	145, 50-G-21
Year Constructed:	c 1850
Architect(s):	
Architectural Style(s):	Italianate
Use(s):	Single Family Dwelling House
Significance:	Architecture
Area(s):	SMV.C: Central Hill SMV.AY: Somerville Multiple Resource Area
Designation(s):	Local Historic District (03/11/1985); Nat'l Register MRA (09/18/1989); Nat'l Register Individual Property (09/18/1989)
Building Materials(s):	Roof: Asphalt Shingle Wall: Cedar Shingle; Wood



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, November 1, 2016 at 11:12 AM

LHD-3/11/85

NRMRA/IND - 9/18/89

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FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116

AREA

FORM NO.

C, AY

145 38

PI-CENTRAL
USGS-BOSTON
SECT-B

SOMERVILLE

Address 137 Highland Avenue

Historic Name Samuel Gaut House

Present residential

Original residential

DESCRIPTION

ca. 1850

Research map research / visual analysis

Italianate

Architect unknown

Exterior Wall Fabric shingles

Outbuildings none

Major Alterations (with dates) Added

loggia - early 20th century

Condition good

Moved no Date n/a

Acreage less than one acre

Setting North side of Highland Ave.,
a heavily travelled main route, with
residential and office use surrounds,
late 19th century and new constructio

Recorded by Gretchen G. Schuler

Organization Mass. Historical Commission

Date September, 1988



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).
Indicate north

See Attached Assessor's Map

	Z	E	N
UTM REFERENCE	19	326/930	4694/780

USGS QUADRANGLE Boston North

SCALE 1:25,000

NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

The Samuel Gaut House retains integrity of location, design, materials, workmanship, feeling and association with Somerville's mid 19th century development. The dwelling is a well preserved example of a center gable Italianate retaining much of the architectural detail. It is a good representation of the period and style in Somerville. Thus, the Gaut House fulfills Criterion C of the Nation Register of Historic Places on the local level.

ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

The Saumel Gaut House, similar in style and detail to the F.G. Williams House at 37 Albion Street, is one of the better examples of a center gable Italianate remaining in Somerville. Located on the main thoroughfare of Highland Avenue, the dwelling has a traditional three-bay center entrance plan with a substantial rear ell. The dwelling displays fine Italianate detail including the center gable with trefoil window in the peak, round headed windows in the gable-end peaks, high profile bracketed window lintels on the main facade, and a raking cornice with carved brackets remaining only in the center gable. The Gaut House also displays a polygonal cupola with a belled finial. There is a side loggia with chamfered posts and round headed windows with high profile hood moldings, added in the Colonial Revival period. The enclosed entrance porch has brackets and squared columns and pilasters.

HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

The Samuel Gaut House was in all likelihood, one of the most fashionable mid 19th century houses on Highland Avenue, formerly known as Church Street, a main east-west route throughout the 19th century. Samuel Gaut was a baker who worked in Boston.

BIBLIOGRAPHY and/or REFERENCES

Draper, Martin, Map of Somerville, 1852.

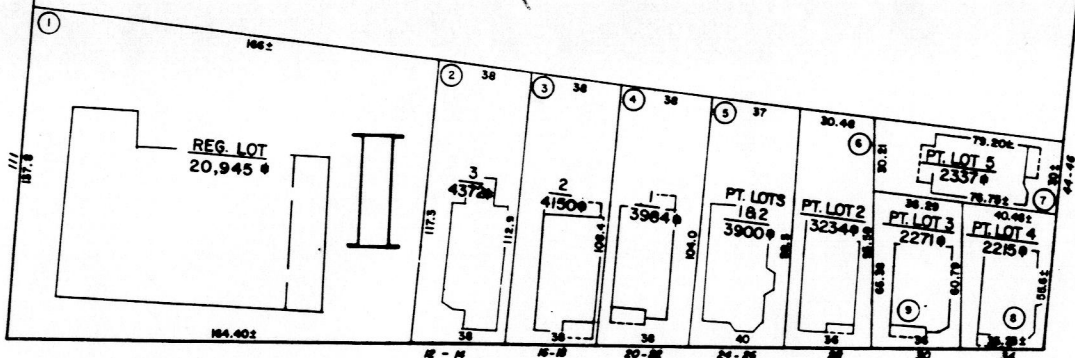
Hopkins, G.M. Atlas of the City of Somerville, 1874.

SMV.38

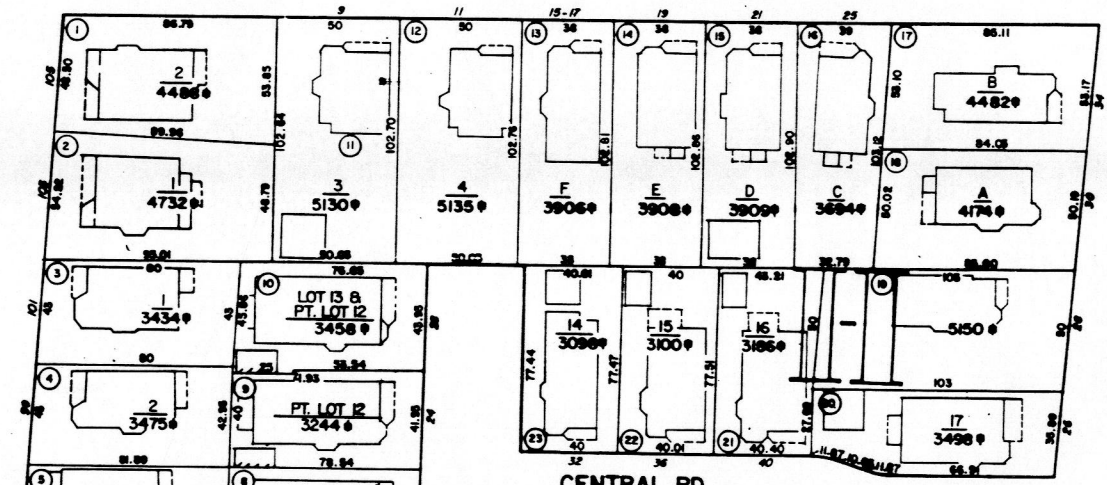
N

BOSTON AND MAINE

RAILROAD

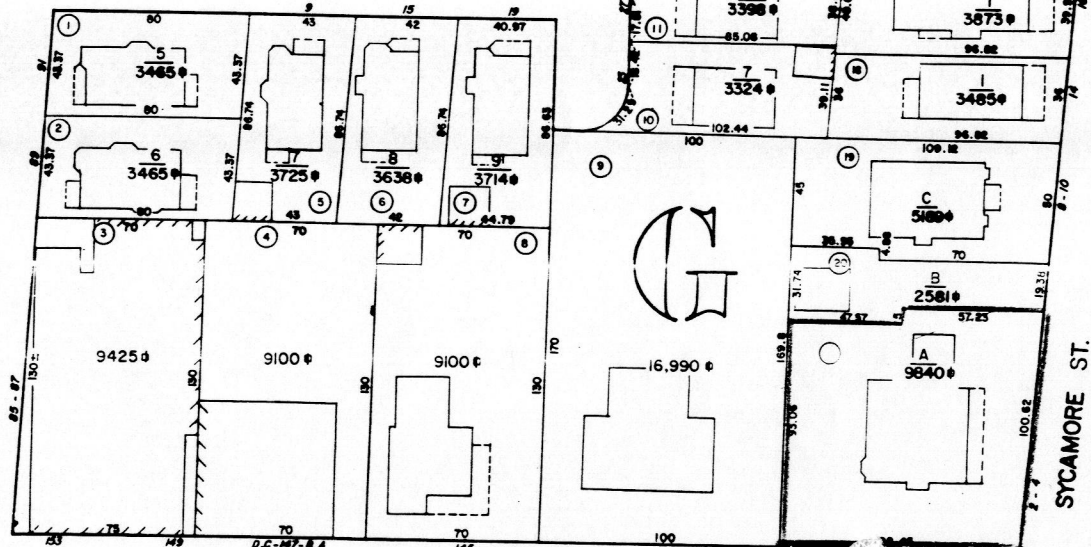


WILLOUGHBY ST.



CENTRAL RD.

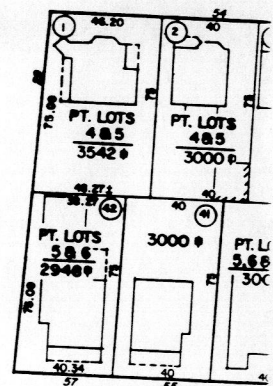
CENTRAL RD.



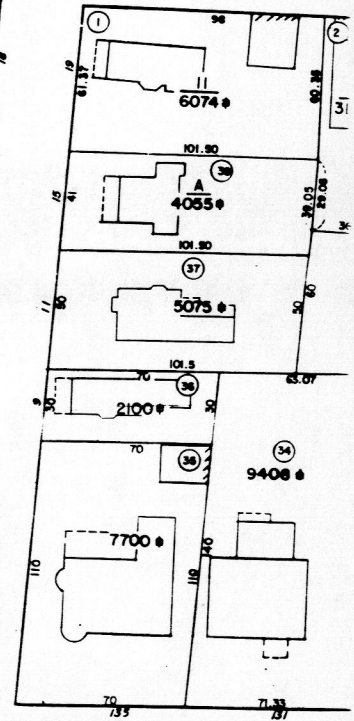
SYCAMORE ST.

HIGHLAND AVE.

MONTROSE ST



MADISON ST.



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

Form no.

50-G-21

38



wn Somerville

dress 137 Highland Avenue

me

esent use

esent owner William L. Hanson

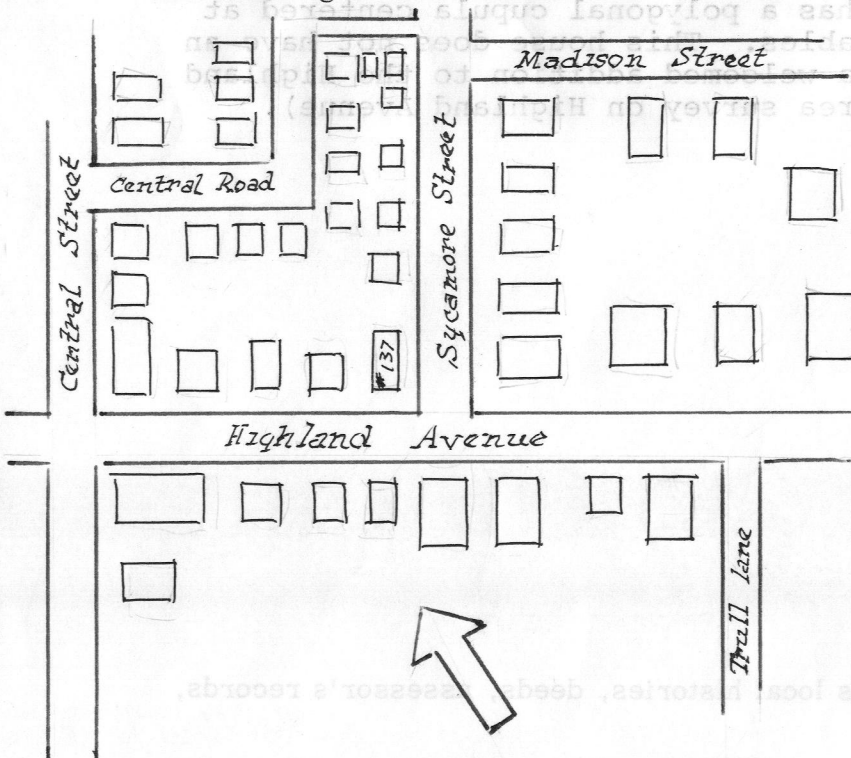
escription:

ate c. 1846-1850

Source Style and Deed Information

yle Italianate (bracketed)

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



Architect Unknown

Exterior wall fabric cedar shingle

Outbuildings (describe)

Other features Roof formed by two

gables intersecting at right angle

Polygonal cupola at juncture of
2 gables.

Altered _____ Date _____

Moved _____ Date _____

5. Lot size: 9,840 sq. feet

One acre or less _____ Over one acre _____

Approximate frontage 98.5

Approximate distance of building from street

17

6. Recorded by Michael A. Campbell, Kath
Tuttman, Walter Mulligan

Office of Planning &
Organization Community Development

Date September 22, 1978

SEP 28 1978

MASS. HIST. COMM.

(over)

7. Original owner (if known) _____

Original use _____

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	_____				

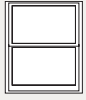
9. Historical significance (include explanation of themes checked above)

This house is an outstanding example of a vernacular American adaptation of the "Italian Villa" type. Characteristic Italianate features include the brackets, half-round windows balancing both sides of the house and a trifol window centered on the front of the house. The roof formed at right angles by two intersecting gables, has a polygonal cupola centered at the juncture of the two gables. This house does not have an equal in the area and is a welcomed addition to the Highland Avenue streetscape (see area survey on Highland Avenue).

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Middlesex Registry of Deeds; Assessors' Records



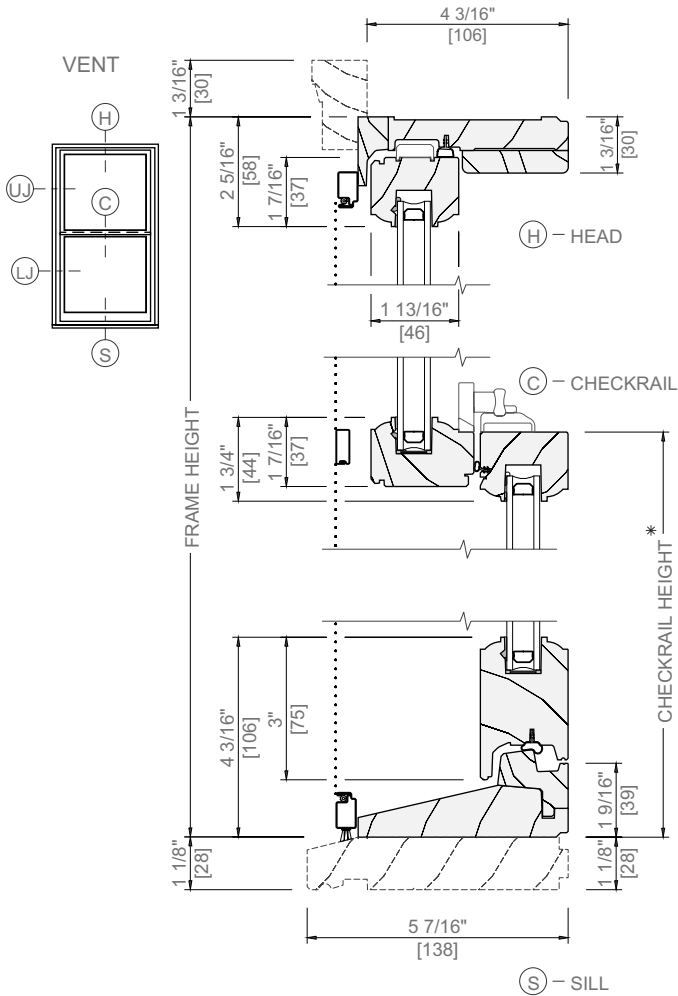


DOUBLE-HUNG

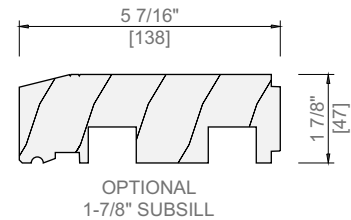
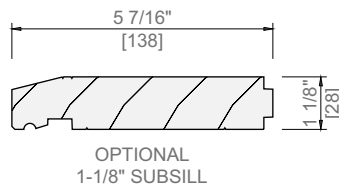
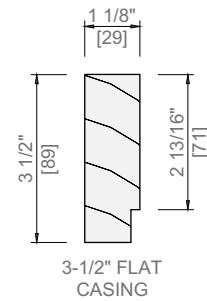
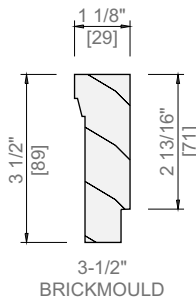
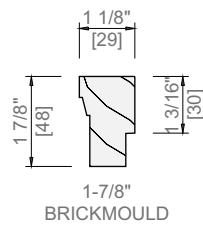
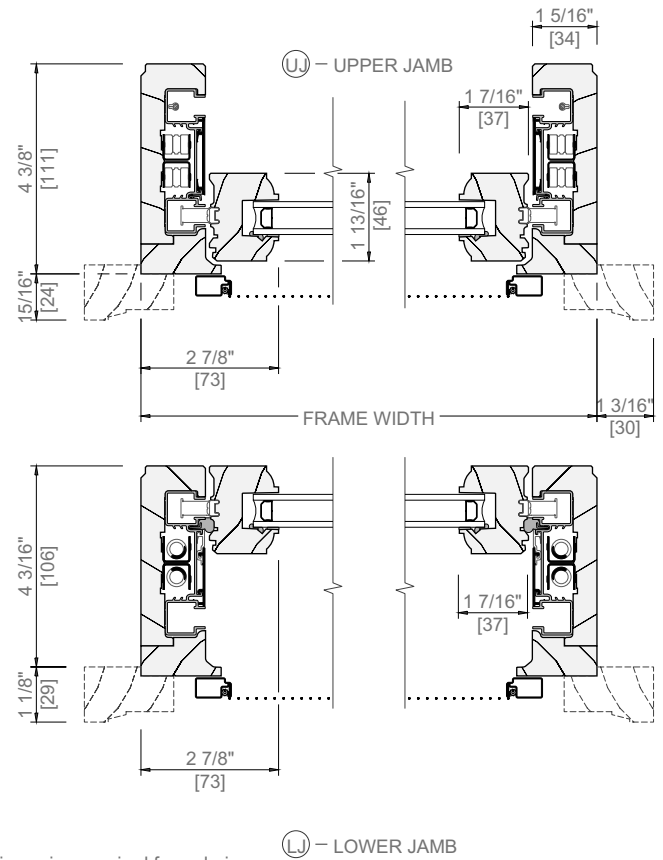
UNIT SECTIONS

Wood Exterior

LX Single- and Double-Hung

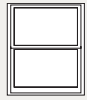


* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

All dimensions are approximate.

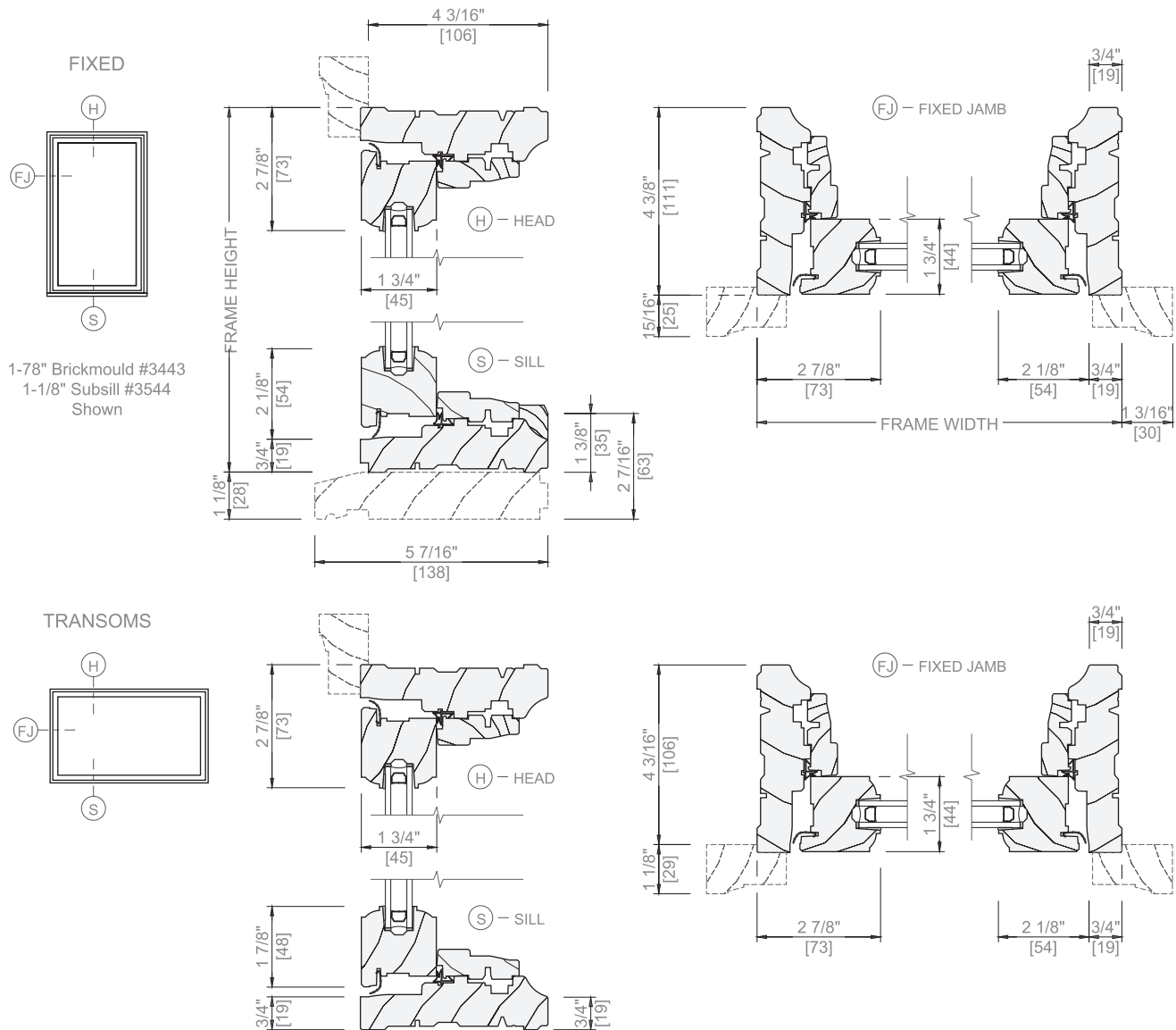


DOUBLE-HUNG

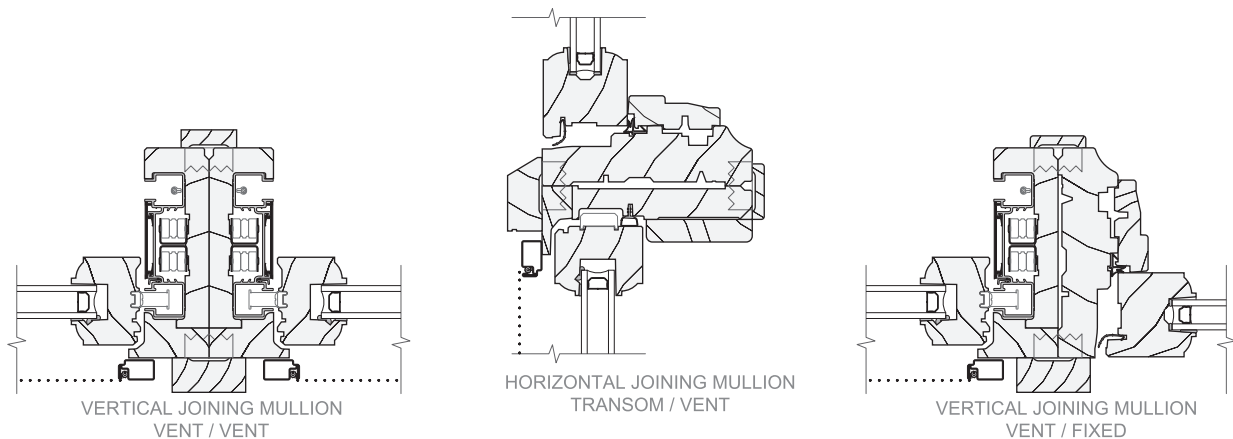
UNIT SECTIONS

Wood Exterior

LX Fixed and Transoms



TYPICAL JOINING MULLIONS



Scale 3" = 1' 0"

All dimensions are approximate.

See Installation and Performance at www.PellaADM.com for mullion limitations and reinforcing requirements.



DOUBLE-HUNG

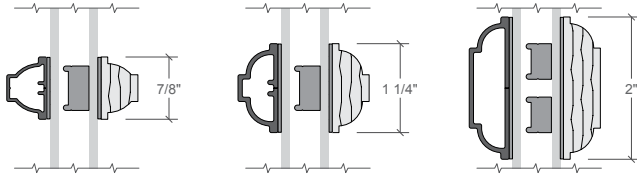
GRILLE TYPES

Typical Grille Profiles

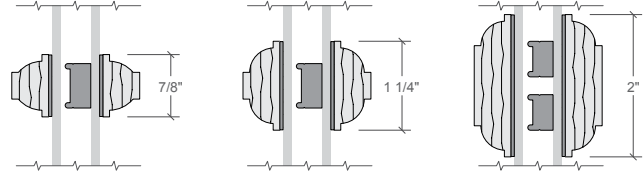


Integral Light Technology® Grilles

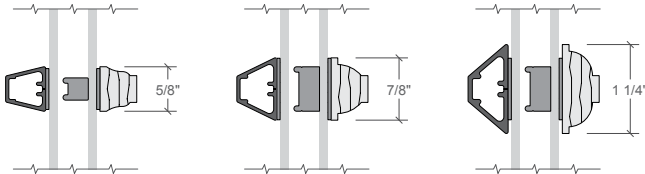
Ogee Grilles Clad Exterior - Wood Interior₂



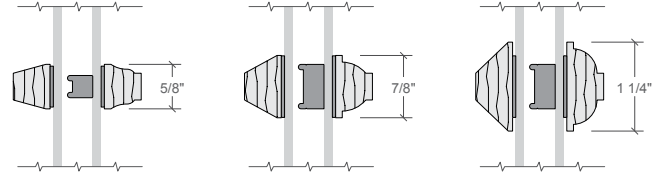
Ogee Grilles Wood Exterior - Wood Interior



Putty Glaze and Ogee Grilles Clad Exterior - Wood Interior_{1, 2}

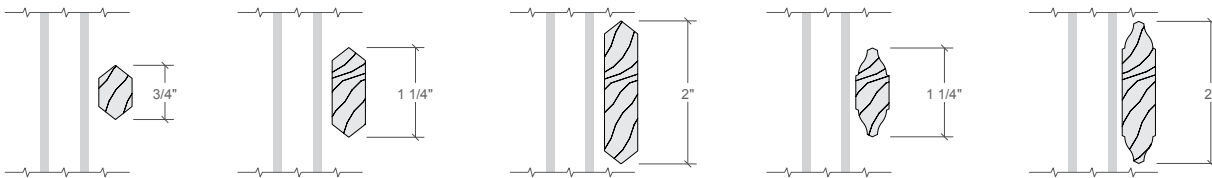


Putty Glaze and Ogee Grilles Wood Exterior - Wood Interior₁

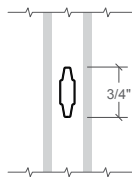


This is the grill
for your
window

Roomside Removable Grilles



Grilles-Between-the-Glass



(1) Additional profile options Putty Exterior/Putty Interior, Ogee Exterior/Putty Interior are also available.

(2) Available in Pine, Mahogany, Alder or Douglas Fir to match complete unit.



DOUBLE-HUNG

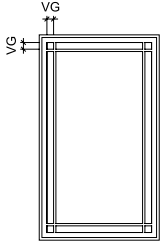
GRILLE TYPES

Typical Grille Patterns

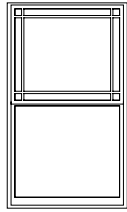


Integral light technology® Grilles and Roomside Removable Grilles

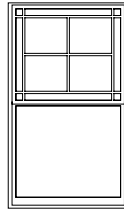
PRAIRIE LITE PATTERNS



9-Lite
(Fixed Units)



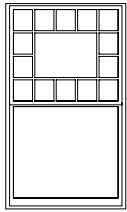
9-Lite



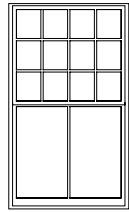
12-Lite

Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
Available in transoms ≥ 1'3" height and width.
Available in all standard and special sizes.

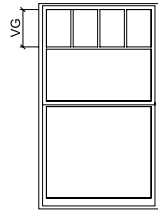
OTHER AVAILABLE PATTERNS



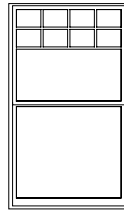
Victorian



New England



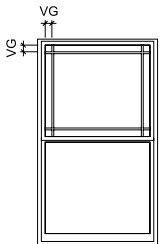
Top Row



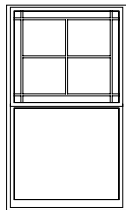
Traditional

VG = Visible Glass
Lite dimensions noted can vary.
For size and pattern availability contact your local Pella sales representative.

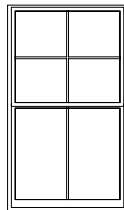
Grilles-Between-the-Glass



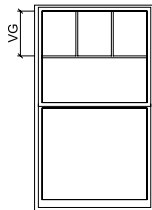
9-Lite
Prairie



12-Lite
Prairie



Cross



Top Row

Prairie

- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms ≥ 1'3" height and width.

Cross

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

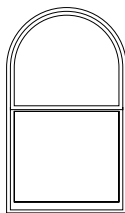
Top Row

- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

CUSTOM SHAPES

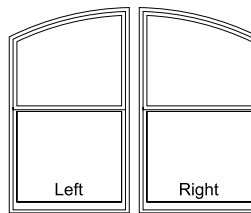
Pella Architect Series single-hung windows are available in custom shapes shown below, and additional shapes per drawing. For specifications, size limitations, and details on these units, contact your local Pella sales representative.



Springline



Arch Head



Partial Arch Head